



ఆంధ్ర ప్రదేశ్ రాజ పత్రము

THE ANDHRA PRADESH GAZETTE

PART-I EXTRAORDINARY
PUBLISHED BY AUTHORITY

No. 359]

HYDERABAD, MONDAY, JULY 19, 2010.

NOTIFICATIONS BY GOVERNMENT

—x—

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT

(H1)

DRAFT VARIATION TO THE TOWN PLANNING OF SOMAVARAPPADU GRAM PANCHAYAT (COVERED BY THE MASTER PLAN OF ELURU MUNICIPALITY) FOR CHANGE OF LAND USE OF THE LAND FROM AGRICULTURAL USE ZONE TO RESIDENTIAL USE IN SOMAVARAPPADU GRAM PANCHAYAT DENDULURU MANDAL, WEST GODAVARI DISTRICT.

[Memo.No. 15599/H₁/2008-1. Municipal Administration & Urban Development, 16th July, 2010.]

The following draft variation to the Eluru General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.312 MA., dated 25-07-1975, is proposed in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) thereof.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad-500 022.

DRAFT VARIATION

The site in R.S.Nos. 159/3 (Part) and 163/3 of Somavarappadu Gram Panchayat (covered by the Master Plan of Eluru Municipality), Denduluru Mandal, West Godavari District to an extent of Ac.5.50 cents, the boundaries of which are as shown in the schedule below and which is earmarked for Agricultural use zone in the General Town Planning Scheme (Master Plan) of Eluru Town sanctioned in G.O.Ms.No.312 M.A., dated 25-07-1975 is now proposed to be designated for Residential use by variation of change of land use as marked "ABC&D" as shown in the revised part proposed land use map bearing C.No.4192/2008/R, which is available in Municipal Office, Eluru Town, subject to the following conditions; namely:-

1. The applicant shall pay development / conversion charges as per G.O.Ms.No.158 M.A., dated 22-03-1996 to the Somavarappadu Gram Panchayat before issue of confirmation orders.
2. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
3. That the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
4. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. The change of land use shall not be used as the proof of any title of the land.
6. That the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
7. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
8. The applicant shall handover the site affected portion under road widening of existing 66 feet wide road to 80 feet to the Somavarappadu Gram Panchayat free of cost through registered gift deed.
9. The applicant shall maintain buffer zone / road along the existing canal.
10. The applicant shall take prior approval from the competent authority before taking up development activity.
11. The applicant shall submit No Objection Certificate from Irrigation Department.
12. Any other conditions as may be imposed by the competent authority.

SCHEDULE BOUNDARIES

North : Existing 66 feet wide road, R.S.Nos.159/2 & 163/2.

East : Existing Canal, R.S.Nos.159/5 and 272.

South : R.S.No.159/4.

West : R.S.No.159/3 (Part).

T. S. APPA RAO,
Principal Secretary to Government (UD).

---X---